

## Cedar Springs Ordinance

### Sec. 40-446. - Walls and fences.

- (a) The placement of a fence shall be approved by the zoning administrator. Applications for zoning approval which propose fences or walls on property lines shall include a land survey. The zoning administrator may require the property be staked based on the land survey prior to issuing zoning approval.
- (b) Fences shall be installed in a workmanlike manner and be maintained at all times in a state of good repair, with all braces, fasteners, supporting frames, etc., free from deterioration, insect infestation, rot and rust. All fences shall be kept neatly finished, including all metal parts and supports that are not galvanized or made of rust-resistant metals.
- (c) No person shall place, string or maintain chicken wire, agricultural fencing barbed wire, or razor wire as part of any fence, or structure in any zoning district.
- (d) Unless specifically provided for elsewhere in this chapter, no fence may exceed a height of three feet for substantially solid or opaque fences and four feet for chainlink, wrought iron or picket fences within the front yard. No fence may exceed a height of six feet behind the front building line of principal structures in residential or commercial districts and eight feet behind the required front setback line in the industrial district.
- (e) Fences constructed of wood or other material having one side designed and considered the decorative side shall be erected with that side facing the adjoining street or abutting property owner's premises.
- (f) It shall be unlawful to construct any fence in any public right-of-way or across a utilities easement.
- (g) No fence shall be erected or maintained on any corner lot or parcel that will, in the opinion of the zoning administrator, obstruct the view of a vehicle drive approaching the intersection.
- (h) A required wall shall be located on the property line. When approved by the zoning board of appeals and used to screen features taller than six feet, required walls may be constructed to a height up to 12 feet; provided further that all such walls shall be of uniform height around the premises. The design of all walls, including openings for vehicular traffic or other purposes, shall only be as permitted by the zoning administrator.

(Ord. No. 53-A, § 3.10, 8-16-1982; Ord. No. 123, § 1, 10-14-2004)